



Date: Spring, 2014  
To: All Gates at Bouldercrest Unit Owners  
From: Temera Addison, CMA

**COMMUNITY WEBSITE**

URL: <http://www.gatesatbouldercrest.com/>

**FACEBOOK GROUP**

URL: <http://www.facebook.com/groups/TheGates/>

**BOARD OF DIRECTORS**

Your Board: Ryan Lebo (President) , Gail Stallings (Secretary), JaMarr Comer (Treasurer), Tory Tucker, Matthew Akins  
Please remember that these individuals are volunteers and are spending their free time to help the community improve. Please contact me if you have questions/issues/concerns, or email [board@thegatesatbouldercrest.com](mailto:board@thegatesatbouldercrest.com). Any landscape issues should be emailed to [landscape@thegatesatbouldercrest.com](mailto:landscape@thegatesatbouldercrest.com)

**PEDESTRIAN GATE & CODE REMINDER**

The Board is working on obtaining quotes to get the pedestrian gate refurbished to prevent it from further rusting. Stay tuned for dates when this project will begin. It will help preserve the life of the gate. The pedestrian gate code was updated to **5-2-1** on March 1<sup>st</sup>, 2014. Please make a note of this change.

**ASSOCIATION RESERVES & THE RESERVE STUDY**

Our current reserve account balance is approximately \$128,000 (compared to \$65,000 this time last year). The Board has received a draft of the reserve study and rejected it due to multiple errors. The study firm is making corrections and should be sending us an updated copy in April. The reserve study is used to evaluate future budget planning for the community and guide us on any issues the community needs to focus on repairing or improving.

**UPCOMING EVENTS 2014**

April

4/11 Property Inspections (Part 2)  
4/12 Community Day  
4/14 Board Meeting (Location TBD)\*

June

6/09 Board Meeting (Location TBD)\*  
6/14 Summer Social @ 12 noon

May

5/12 Board Meeting (Location TBD)\*  
5/14-15 Street Repairs to seal surface  
(weather permitting)  
5/03 Yard Sale

July

7/14 Board Meeting (Location TBD)\*  
7/18 Property Inspections (Part 3)

\*Owners are invited to come and listen (except Executive Session). Please email [board@thegatesatbouldercrest.com](mailto:board@thegatesatbouldercrest.com) if you'd like to attend so we can confirm the date, time and place and we can make room for you!

**STREET REPAIR PROJECT**

Sealing the streets will require 1/2 of the neighborhood streets to be CLOSED TO ALL VEHICLE TRAFFIC from 8 am – 5 pm on Wednesday 5/14. The following day (5/15) the opposite side of the neighborhood streets will be CLOSED TO ALL VEHICLE TRAFFIC from 8 am – 5 pm. Any vehicles entering and exiting the neighborhood on those days will be required to park on the opposite side of the neighborhood and walk to their home during those hours – NO EXCEPTIONS (other than fire, police, or medical emergencies). Please be patient and cooperative with the board request regarding parking restriction so we can complete all needed repairs in a timely fashion. This project will cost \$13,880.

**DOG PARK**

There have been several requests for a neighborhood dog park recently. This has been brought up several times over the years, but placed on hold due to limited funds available. Now that the Association is in a better position financially, the Board is entertaining the idea of moving forward with this project. We are in the process of selecting an area to mark out and begin getting quotes on the cost for this project.

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## **DRAINAGE PROJECT UPDATE**

American Hydro-Jet & Drain Inc. has been placed on hold for phase 2 until the Board can address some issues of concern with them on phase 1 of the project. The Board has noticed some drain lines not installed properly and several drain boxes have begun to float in heavy rain due to improper installation.

## **NOTICE TO DOG OWNERS**

Most owners are very good about following the rules surrounding dogs. The documents and Dekalb County both require that you pick up after your dog immediately. Please, as a courtesy to other owners, the children in the community, and all the vendors that work at The Gates – pick up after your dog!

## **NEIGHBORHOOD WATCH**

If anyone is interested in participating in the Neighborhood Watch program, please contact the Board so we can add you to the email distribution and put you in touch with the Captains, Jodi White-Phillips and Tory Tucker. Please stay tuned for any upcoming meetings. The neighborhood watch email is [watch@thegatesatbouldercrest.com](mailto:watch@thegatesatbouldercrest.com)

## **HOME MAINTENANCE & PROPERTY INSPECTIONS**

With Spring approaching, check your home for needed maintenance. The Association will also send notes in regards to maintenance, at which time you must make the needed repairs. Owners are responsible for the outside of their homes, per the Covenants. Be sure to check these common maintenance items:

- Shutters – check to be sure they are securely attached
- Gutters – be sure they are securely attached and are kept clean of debris
- Pressure washing of mildewed siding
- Painting/caulking of window trim and surrounds

Please notify CMA if you have loose gutters, shutters, or burned out floodlights that need repaired so they can be added to the bi-monthly repair list. Be sure to include your address and the location of the item.

## **CHANGES TO EXTERIOR OF HOMES**

Please remember that any changes to any items on the exterior, including doors, windows, lighting, landscaping, etc. must be approved in writing by the Board prior to any change being made. We cannot stress this enough; a form is available at [www.gatesatbouldercrest.com](http://www.gatesatbouldercrest.com) for you to submit your request.

## **TRASH PICKUP**

Please **place your trash in some type of container** in accordance with our community Rules & Regulations. **DO NOT** put your trash out over the weekends. We have various animals that are tearing open loose bags and making a mess throughout the community. Make sure that container is no larger than 32 gallons so Dekalb County will pick it up on trash days (Tues/Fri). And remember to put your container away after trash has been picked up so the wind doesn't blow it around the neighborhood.

## **INSURANCE FOR COMMUNITY**

You may receive a request from your mortgage company for an insurance certificate. Please contact CAU directly for the necessary insurance certificate at [www.cauinsure.com](http://www.cauinsure.com) or 1-800-228-1930. If you request it online, there is no charge for the certificate. You will need your loan number, mortgage company name, and any clause the mortgage company requires be on the certificate, as this certificate is customized to your unit.

I/CMA cannot issue these certificates. Remember! The association's policy may not provide coverage for everything YOU want/need (ie, flooding/earthquakes, etc.). You should have your agent contact Jim Leshner, The Gates' agent, with any questions, at the toll-free number noted in the paragraph above.

**If you have questions, please contact me!**

**Temera Addison Phone: 404.835.9100 x112**

**Email: [taddison@cmacommunities.com](mailto:taddison@cmacommunities.com)**